

Local Market Update – December 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Methuen

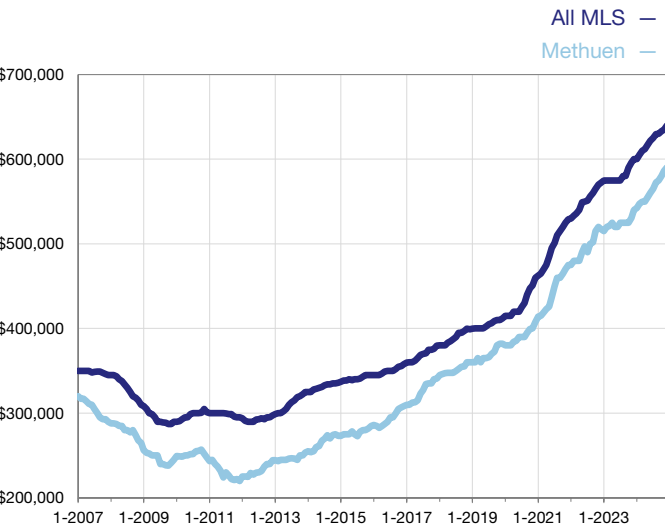
Single-Family Properties	December			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	22	23	+ 4.5%	308	307	- 0.3%
Closed Sales	28	37	+ 32.1%	291	312	+ 7.2%
Median Sales Price*	\$510,000	\$570,000	+ 11.8%	\$540,000	\$590,500	+ 9.4%
Inventory of Homes for Sale	23	16	- 30.4%	--	--	--
Months Supply of Inventory	0.9	0.6	- 33.3%	--	--	--
Cumulative Days on Market Until Sale	25	35	+ 40.0%	26	26	0.0%
Percent of Original List Price Received*	100.5%	100.8%	+ 0.3%	103.2%	102.2%	- 1.0%
New Listings	10	11	+ 10.0%	329	339	+ 3.0%

* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

Condominium Properties	December			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	7	7	0.0%	114	109	- 4.4%
Closed Sales	4	9	+ 125.0%	117	108	- 7.7%
Median Sales Price*	\$506,500	\$399,000	- 21.2%	\$400,000	\$399,000	- 0.2%
Inventory of Homes for Sale	4	3	- 25.0%	--	--	--
Months Supply of Inventory	0.4	0.3	- 25.0%	--	--	--
Cumulative Days on Market Until Sale	24	37	+ 54.2%	39	25	- 35.9%
Percent of Original List Price Received*	95.5%	99.9%	+ 4.6%	101.7%	101.0%	- 0.7%
New Listings	4	3	- 25.0%	117	120	+ 2.6%

* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

Median Sales Price – Single-Family Properties
Rolling 12-Month Calculation



Median Sales Price – Condominium Properties
Rolling 12-Month Calculation

